

April 2024

Northern Virginia Association of REALTORS (NVAR)

New Listings 1,830

↑ **21.7%** ↑ **16.9%**
 from Mar 2024: 1,504 from Apr 2023: 1,565

YTD	2024	2023	+/-
	6,750	6,498	3.9%

5-year Apr average: **2,466**

New Pendings 1,843

↑ **14.8%** ↑ **5.3%**
 from Mar 2024: 1,606 from Apr 2023: 1,751

YTD	2024	2023	+/-
	5,661	5,670	-0.2%

5-year Apr average: **2,094**

Closed Sales 1,623

↑ **36.3%** ↑ **13.5%**
 from Mar 2024: 1,191 from Apr 2023: 1,430

YTD	2024	2023	+/-
	4,676	4,652	0.5%

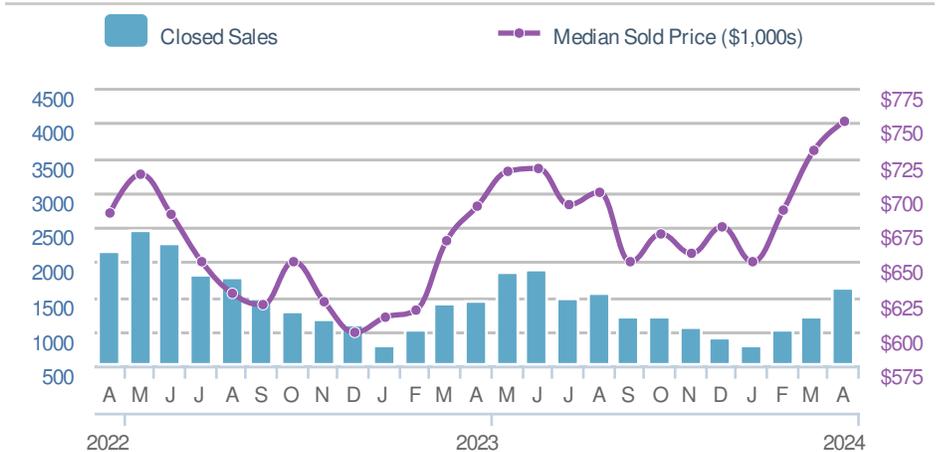
5-year Apr average: **1,881**

Median Sold Price \$751,000

↑ **2.9%** ↑ **8.8%**
 from Mar 2024: \$730,000 from Apr 2023: \$690,000

YTD	2024	2023	+/-
	\$718,000	\$650,000	10.5%

5-year Apr average: **\$672,500**



Active Listings 1,484

1,484
 Min 1,353 Max 2,104
 5-year Apr average 1,727

Mar 2024	Apr 2023
1,210	1,353

Avg DOM 14

14
 Min 11 Max 18
 5-year Apr average 14

Mar 2024	Apr 2023	YTD
16	18	19

Avg Sold to OLP Ratio 102.4%

102.4%
 Min 100.5% Max 104.3%
 5-year Apr average 102.2%

Mar 2024	Apr 2023	YTD
102.2%	101.4%	101.3%